



## **Memo**

To: Honorable Mayor Armitage; City Council  
From: City Manager, LaPere MPAP  
Date: July 28, 2022  
Re: City Hall Roof Replacement Bid

### **Background**

The roof at City Hall is approximately 20+ years old and has reached the end of its useful life. In recent years, the roof has leaked on numerous occasions causing damage to the interior, including City Council Chambers. The costs of continuous repairs and maintenance are going to continue to increase if left in its current condition. Staff requested sealed bids from qualified roofing contractors and received four bids for this work. The Bid tab is attached.

We are recommending use of ARPA funds for this project, as was discussed in connection with the survey conducted earlier this year and the June 9th City Council workshop meeting. The FY22-23 budget includes this expenditure and associated ARPA revenue. I did contact a local bank who offers some low-no interest financing options for municipal work, such as this project. They stated that roofing and boilers do not offer energy savings sufficient to buy-down the interest and we should expect to pay 4-5% interest if we were to pursue a loan for this project. Therefore, I am recommending we utilize ARPA funding as planned.

The low bid for this project is proposing a scan of the roof with a patch-replacement and sealing of the current roof membrane. Our bid specs called for a complete replacement. One risk of this method is the scan of the roof could demonstrate patch-replacement is not feasible and the bid price will no longer be valid. The low bid for a complete replacement is Weathershield Roofing with a bid price of \$159,283. This company currently performs our roofing maintenance and repair work, is familiar with our roof structure and associated appliances and we feel confident that the price supplied will be accurate for the needs of the roof. We are recommending the City Council approve a contract with Weathershield roofing to replace the entire roof on City Hall. They included an option to increase the insulation but we are not recommending that as the time to recover additional costs exceeds life of the roof. They are offering a 20 year warranty on the work.

### **Recommendation**

Approve contract with Weathershield Roofing Systems in the amount of \$159,283.00 for replacement of City Hall Roof using ARPA funds.

### **Financial Impacts**

There will be no direct financial impact as ARPA funds have already been received by the City.

### **Suggested Motion**

City Council approves contract to Weathershield Roofing systems in the amount of \$159,283.00 for replacement of City Hall roof using American Rescue Act funding and authorizes the Mayor and Clerk to sign any required contract.